

DISTRICT VI ADVISORY BOARD
Minutes

Wednesday
October 19, 2005
6:00 p.m.

Evergreen Recreation Center
2700 N. Woodland
Lounge Clubroom

The District VI Advisory Board Meeting was held at 7:00 PM at Evergreen Recreation club lounge room. In attendance were the Council Member, five (5) DAB Members, two (2) alternate members, two (2) city staff, and fifteen (15) Citizens. Approximately 24 signed in.

Members Present

Marsha Carr
Bob Schreck
Linda Matney
Bickley Foster
John Van Walleghen
Carol Skaff-alternate
Charlie Claycomb-alternate

Member Absent

Rosalie Bradley
Bob Wine
Darcy Weaver
Maurine Willis
Veronica Triana
Jaya Escobar

Guests

Listed at the end

Staff

Terri Dozal, NA
Donna Goltry, Planner

Council Member Fearey called the meeting to order at 6:02 p.m. and welcomed guests. DAB Members were asked to introduce themselves and state their representation for serving on the board.

Approval of Minutes

September 12, 2005 minutes were approved as submitted (**Schreck/VanWalleghen 7-0**)

Approval of Agenda

The agenda was approved as submitted (**Schreck/VanWalleghen 7-0**)

Public Agenda

1. **Scheduled items** – No items were submitted
2. **Off-agenda items**- No items were submitted

Staff Presentations

Planning

3. & 3a **CUP2005-00049 AND ZON2005-00046**

District VI Advisory Board (DAB) considered a case to Create DP-288 Meridian Valley Community Unit Plan and a zone change to “LC” Limited Commercial. The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. **Donna Goltry**, Planner presented the case background and reviewed the staff recommendation with members and the public. **Goltry** included this property is in the process of annexation and will be annexed before going to MAPC. She has received feedback from neighbors along with three letters of opposition including complaints they would be losing green space and they had been annexed into the City without their input. Some neighbors were in support of the project and others were not.

*******Action:** Motion to recommend **approval (Foster/Matney6-1 Carr)** of request subject to the thirteen conditions provided by MAPD along with investigation of the filtration system to the service station area, no portable storage allowed and a median be allowed at 53rd Street. In addition, we recommend Wal-Mart be asked to consider concerns of the neighbors living across the street due to 24/7 traffic, store hours and consider a solution to remedy their problem.

Terrance Haynes, agent for the applicant stated he was very excited about this project and was in agreement with staff conditions except numbers three (3) and five (5). The wall will be masonry concrete per zoning code standards and will be provided with a 5ft. easement. The landscaping plan exceeds limits stated by City code. There will be a traffic signal at the driveway of 54th street and widening Meridian on the west side will take place. There will be lots of trees on this site and we will maintain as much green space as possible including burms along the side of the building. Wal-Mart will offer a fuel station and a detention area was designed as a dry pond to help prevent flooding and will also be easier to clean if there is fuel overflow. This was based on a number of studies. Merchandise trucks and fire trucks will enter at the service area on the northern end off of Meridian. There will be screened storage of the pallet areas and construction will begin in 2006 and open in 2007. This site was selected for several reasons including growing population, shopping patterns demonstrated and due to customers telling us they needed another store.

Members of the public concerns were the following: 1) any way we can stop Wal-Mart from going in; 2) what about trash, noise, lights and how will I get out of my house to go to work; 3) our area property values will decrease; 4) we were told this area would be strictly residential; 5) the pond will contaminate the Eqqus beds; 6) the traffic study should be done on a weekend when traffic is heavier and 7) what benefits are Wal-Mart bringing to the neighborhood, Wal-Mart drives out the small businesses.

DAB Members concerns/questions/inquiries: 1) what kind of landscaping would be used; 2) what about turn around and in/out entrance for the fire lane and what is the timing on this; 3) what environmental protection from the fuel center drainage will there be as I'm concerned about ethanol gasoline near the underground basin; 4) what will the pond look like; 5) where will trucks enter; 6) any division along 53rd Street; 7) If someone is standing at the intersection of 53rd & Meridian what are they going to see; 8) any traffic reports from the City; 9) carwash run-off how will that be handled; 10) why was this Wal-Mart not located closer to the interstate and 11) will there be outdoor portable storage units? Responses were given to each question to members' satisfaction.

4. **ZON2005-00041**

District VI Advisory Board (DAB) considered a Zone change from "SF-5" Single-family Residential to "GO" General Office for a proposed use as daycare. The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. **Donna Goltry**, Planner presented the case background and reviewed the staff recommendation with members and the public.

Randy Dunsterline, agent for the applicant said Breakthrough Ministries was looking to do outreach and help develop the neighborhood. Daycare was a previous service offered by the former church. The building is well maintained but has been getting and will continue to receive upgrades to classrooms and other areas of the building.

Weigand Omega Management stated they would file a formal protest petition against the zone change. They said they do not oppose a daycare but are concerned about other uses that can go in under **General Office** zoning.

DAB Members questions/concerns were: 1) what other future uses were considered for the facility; 2) would there be outside activities for the daycare, due to the building so close to the river and a major arterial street; 3) what would be the lowest level of zoning std. to operate a latchkey/daycare and 4) was this agency affiliated with the Breakthrough Club? Responses were provided to member's satisfaction.

***** **Action Taken:** Motion to recommend **Approval** of the zone change request (Matney/Claycomb 7-0).

Board Agenda

5. Grants Review Committee

DAB Members received information on the Grants Review Committee meeting including dates and times. **Member Carr** said she would like to serve.

*******Action Taken:** Motion to recommend Marsha Carr to serve on the 2006 Grants Review Committee. (Matney/Skaff 7-0)

6. Problem Properties

- ☐ Topeka North of Central streets- vehicle with four flat tires on the street
- ☐ 2208 Ballinger- vacant property with tall grass
- ☐ Grinding at landfill near Brooks landfill, N of K 96 and East of West Street

*******Action Taken:** Receive and propose appropriate action.

7. Neighborhood Reports

Riverside Citizens Association will hold a clean up on Saturday the 22nd. Meet at Gloria Dei Lutheran at 8 am. We'll feed breakfast and lunch to volunteers. Also, we are hosting our annual Chili Feed on Nov. 8th. Come and join us.

Midtown Citizens Association hosted the annual Walking Tour, lots of fun with around 1500-1800 people attending.

*******Action Taken:** Receive and file

Updates from the Council member

- Oct 19th the City accepted an offer to buy the Clapp Mansion.

With no further business to discuss the meeting adjourned at 8:25 p.m.

Guests

Owen Buckley	400 W. 49 th Terr. K.C., MO	obuckley@rhjohnson.com
Wilma Foster	1620 W. 21 st Wichita, KS. 67203	
Jerry Prichard	1607 N. Clarence 67203 Indian-Hills Riverbend N.A.	
Mark Stewart	5546 N. Meridian	mstewart52@cox.net
Marsha & Ryan Shomaker	5735 N Sedgwick	MShomaker@usd259.com
Gregory Chinn	2300 W 51 st	G.Chinn@AGEdwards.com
Darlene Smith	5735 N Meridian	
Terry Haynes	815 W. Main Oklahoma City, OK	terry.Haynes@Smcokc.com
Jarvis Walters	815 W. Main Oklahoma City, OK	jarvis.walters@smcokc.com
Brett Martinez	345 Riverview, Suite 200 Wichita, KS 67203	
Doug Thompson	345 Riverview Wichita, KS 67203	
Pat Stika	5465 N. Sedgwick	
Lora Alexander	5474 N Sedgwick	
Bob Aldrich	1013 Compton OPHA	BLAOJA@COX.NET

Respectfully Submitted,

Terri Dozal, Neighborhood Assistant